

JUN 1 57 AM '71

STATE OF SOUTH CAROLINA)
OLLIE FARNSWORTH) BOND FOR TITLE
R. M. COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS: That we, J. T. Black and Flora M. Black, have agreed to sell to Mattie Lou Richardson a certain lot or tract of land in the County of Greenville, State of South Carolina, on the southwestern side of Stenhouse Drive, being a portion of the property shown on a survey entitled property of W. Roscoe Jones and Harold B. McKinney, dated May 18, 1962, prepared by C. O. Riddle, RLS, recorded in the R. M. C. Office for Greenville County in Plat Book AAA at Page 111, and being further described as follows:

BEGINNING at an iron pin on the southwest side of Stenhouse Drive, at a point 420 feet in a southeasterly direction from the intersection of Stenhouse Drive and a county road and running thence along the said Stenhouse Drive, S. 25-45 E. 70 feet; thence S. 63-21 W. 92 feet to an iron pin in line of property now or formerly owned by A. C. Young; thence along the line of Cora Durham property, N. 25-54 W. 70 feet to an iron pin; thence along other property now or formerly owned by W. Roscoe Jones and Harold B. McKinney, N. 63-21 E. 92 feet to the point of beginning.

Being a portion of that property conveyed to the grantors by Deed recorded in Deed Book 707 at Page 236.

J. T. Black and Flora M. Black further agree to execute and deliver a good and sufficient warranty deed for the above described property on the condition that Mattie Lou Richardson shall pay the sum of Four Thousand, Eight Hundred (\$4,800.00) Dollars in the following manner: Four Hundred (\$400.00) Dollars down payment (one-half of said sum being due upon the execution of this instrument and the balance being due within six months thereafter) and the balance to be paid at the rate of Seventy (\$70.00) Dollars per month, beginning June 3, 1971, and a like payment on the 3rd day of each month thereafter until the full purchase price is paid, with interest on the same from date at seven per cent per annum until paid, to be computed and paid semi-annually and, if unpaid, to bear interest until paid at same rate as principal, and in case said sum or any part thereof be collected by an attorney or through legal proceedings of any kind, then in addition the sum of a reasonable amount for attorney's fees as is shown by a Note of even date herewith. The above designated monthly payments shall be first applied to the payment of interest and then to principal. All taxes and insurance on said property are to be paid by J. T. Black and Flora M. Black and added to the principal amount due by Mattie Lou Richardson.

It is agreed that time is of the essence of this contract and if the said payments are not made when due the said J. T. Black and Flora M. Black shall be discharged in law and equity from all liability to make said deed, and may treat said purchaser as a tenant holding over after termination or contrary to the terms of lease and shall be entitled to claim and recover or retain if already paid a reasonable amount per year for rent or by way of liquidated damages or may enforce payment of said note.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of May, 1971.

In the presence of:

Lillian B. Cain

Mary Ann Brewer

J. T. Black (SEAL)
J. T. BLACK

Flora M. Black (SEAL)
FLORA M. BLACK

Mattie Lou Richardson (SEAL)
MATTIE LOU RICHARDSON

(Continued on next page)

For Satisfaction

SATISFIED AND CANCELLED OF RECORD
8 MAY 29 1973